

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
LEGENDS AT TWIN CREEKS RESIDENTIAL ASSOCIATION, INC.**

The undersigned, being an officer of Legends at Twin Creeks Residential Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Legends at Twin Creeks Residential Association, Inc., recorded as Document No. 20191209001566520 in the Official Public Records of Collin County, Texas.

1. The name of the subdivision: Legends at Twin Creeks.
2. The name of the association: Legends at Twin Creeks Residential Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Collin County, Texas, as described on Exhibit "A to that certain Declaration of Covenants, Conditions and Restrictions for Legends at Twin Creeks, recorded as Document No. 20181031001356550 in the Official Public Records of Collin County (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Legends at Twin Creeks Residential Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave, Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Neighborhood Management, Inc.
Attn.:	Beverly Coghlan
Mailing Address:	1024 S. Greenville Ave, Suite 230, Allen, Texas 75002
Telephone Number:	972-359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>
7. Website to access the association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment – \$950.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

Refinance Fee - \$150.00

Rush Fee - \$75.00

Resale Update - Free up to 14 days. Update up from 14 to 180 days \$100.00 plus a Homewise Fee of \$5.00

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

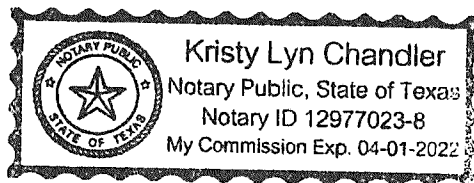
LEGENDS AT TWIN CREEKS RESIDENTIAL
ASSOCIATION, INC., a Texas nonprofit corporation

By: 38
Bobby Samuel, Vice President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me this 24 day of August, 2021, by Bobby Samuel, Vice President of Legends at Twin Creeks Residential Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Kristy Lyn Chandler
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Legends at Twin Creeks, recorded as Document No. 20181031001356550 in the Official Public Records of Collin County, Texas.
2. Legends at Twin Creeks Community Manual, recorded as Document No. 20181105001375970 in the Official Public Records of Collin County, Texas.
3. Legends at Twin Creeks Adoption of Working Capital Assessment, recorded as Document No. 20191209001566530 in the Official Public Records of Collin County, Texas.
4. Legends at Twin Creeks First Supplement to Community Manual, recorded as Document No. 20210901001782140 in the Official Public Records of Collin County, Texas.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/02/2021 03:40:19 PM
\$38.00 DFOSTER
20210902001792090

ATTACHMENT 1
LEGENDS AT TWIN CREEKS RESIDENTIAL ASSOCIATION, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE